

**SALES DISCLOSURE FORM**

State Form 46021 (R11/12-11)

Prescribed by Department of Local Government Finance  
Pursuant to IC 6-1.1-5.5**SDF ID**

C06	2016	0013054
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County Year Unique ID

SDF Date: 03/24/2016

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

**PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR****A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT**

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 06-04-02-000-003.115-006 019-01830-00	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	91 S MAIN ST ZIONSVILLE, IN 46077	145 CAMDEN CT ZIONSVILLE, IN 46077

**7. Legal Description of Parcel A:** CROSSES 2ND LOT 23 (S. MAIN ST.)

B.) 06-04-02-001-010.092-006 019-11680-00	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	115 S MAIN ST ZIONSVILLE, IN 46077	145 CAMDEN CT ZIONSVILLE, IN 46077
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**7. Legal Description of Parcel B:** OP BLK 1 PT OF LOT 3 .04**B. CONDITIONS - IDENTIFY ALL THAT APPLY**

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. A transfer of real property interest for valuable consideration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Buyer is an adjacent property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Vacant land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Exchange for other real property ("Trade").
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Seller paid points. (Provide the value Table C Item 12.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Change planned in the primary use of the property? (Describe in special circumstances in Table 3 Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Existence of family or business relationship between buyer and seller.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Land contract. Contract term (YY): 0 and contract date (MM/DD/YYYY):
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Personal property included in transfer. (Provide the value Table C Item 5.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Physical changes to property between January 1 and date of sale. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Partial interest. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Easements or right-of-way grants.

**C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15**

1. Conveyance date (MM/DD/YYYY): 03/24/2016
2. Total number of parcels: 2
3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.

**YES NO CONDITION**

- ☐ ☒ 4. Family or business relationship existing between buyer and seller?
- Amount of discount: 0.00

Disclose actual value in money, property, a service, an agreement, or other consideration.

If conditions 13-15 apply, filer is subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Transfer to a charity, not-for-profit organization, or government.

5. Estimated value of personal property: \$0.00

6. Sales price: \$1,750,000.00

**YES NO CONDITION**

- ☐ ☒ 7. Is the seller financing sale? If yes, answer questions (8-13).
- ☐ ☒ 8. Is buyer/borrower personally liable for loan?
- ☐ ☒ 9. Is this a mortgage loan?

10. Amount of loan: \$0.00

11. Interest rate: 0.0000

12. Amount in points: \$0.00

13. Amortization period: 0

## D. PREPARER

DANIEL D GUYNN

*Preparer of the Sales Disclosure Form*

JR

*Address (Number and Street)*

INDIANAPOLIS, IN 46204

*City, State, and ZIP Code*

COMMERCIAL CLOSER

*Title*

FIDELITY NATIONAL TITE INS CO

*Company**Telephone Number**E-mail*

## E. SELLER(S)/GRANTOR(S)

CARTER PROPERTIES INC CARTER PROPERTIES INC

*Seller 1 - Name as appears on conveyance document*

1040 W POPLAR ST

*Address (Number and Street)*

ZIONSVILLE, IN 46077

*City, State, and ZIP Code**Telephone Number**E-mail**Seller 2 - Name as appears on conveyance document**Address (Number and Street)**City, State, and ZIP Code**Telephone Number**E-mail*

**Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".**

*Signature of Seller*

03/24/2016

*Printed Name of Seller**Sign Date (MM/DD/YYYY)**Signature of Seller**Printed Name of Seller**Sign Date (MM/DD/YYYY)*

## F. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL ITEMS THAT APPLY

CK PRICE PROPERTIES LLC CK PRICE PROPERTIES LLC

*Buyer 1 - Name as appears on conveyance document*

145 CAMDEN CT

*Address (Number and Street)*

ZIONSVILLE, IN 46077

*City, State, and ZIP Code**Telephone Number**E-mail**Buyer 2 - Name as appears on conveyance document**Address (Number and Street)**City, State, and ZIP Code**Telephone Number**E-mail*

**THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL THOSE THAT APPLY.**

YES NO CONDITION

- ☒ ☐ 1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:

145 CAMDEN COURT

*Address (Number and Street)*

ZIONSVILLE, IN 46077

*City, State, and ZIP Code*

Boone County

*County*

- ☐ ☒ 2. Does the buyer have a homestead in Indiana to be vacated for this residence? If yes, provide complete address of residence being vacated, including county:

*Address (Number and Street)**City, State, and ZIP Code**County*

YES NO CONDITION

- ☐ ☒ 3. Homestead  
☐ ☒ 4. Solar Energy Heating/Cooling System  
☐ ☒ 5. Wind Power Device  
☐ ☒ 6. Hydroelectric Power Device  
☐ ☒ 7. Geothermal Energy Heating/Cooling Device  
☐ ☒ 8. Is this property a residential rental property?  
☐ ☒ 9. Would you like to receive tax statements for this property via e-mail?  
*(Provide contact information below. Please see instructions for more information. Not available in all counties.)*

*Primary property owner contact name**E-mail*

**Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: Spouse information, Social Security and Driver's License/Other numbers are not necessary if no Homestead Deduction is being filed.)**

*Signature of Buyer 1*

03/24/2016

*Printed Legal Name of Buyer 1**Sign Date (MM/DD/YYYY)**Last 5 digits of Buyer 1 Driver's License/ID/Other Number**State Last 5 Digits of Social Security Number**Signature of Buyer 2/Spouse**Printed Legal Name of Buyer 2/Spouse**Sign Date (MM/DD/YYYY)**Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number**State Last 5 Digits of Social Security Number*

## PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)	\$210,000	\$1,077,900		\$1,287,900	429	19400	019	0.172
B.)	\$95,700	\$1,000		\$96,700	456	19400	019	0.041

  

Assessor Stamp	10. Identify physical changes to property between January 1 and date of sale.	YES	NO	CONDITION
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. State sales fee required?
		13. Date of sale (MM/DD/YYYY): 03/24/2016		
14. Date form received (MM/DD/YYYY): 03/28/2016				

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale.	YES	NO	CONDITION
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?
	18. Validated by: JW		

## PART 3 - COUNTY AUDITOR

Auditor Stamp	1. Disclosure fee amount collected: \$10.00	YES	NO	CONDITION
	2. Other Local Fee: \$10.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?
	3. Total Fee Collected: \$20.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. State sales fee required?
	4. Auditor receipt book number: 45934	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Attachments complete?
5. Date of transfer (MM/DD/YYYY): 03/28/2016				

## PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (MM/DD/YYYY)	Buyer 1 - Name as appears on conveyance document
Parcel Number		Address of Property (Number and Street)
Check all that apply: <input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Rental Property <input type="checkbox"/> Electronic Statement (e-mail)		City, State, and ZIP Code of Property
		Auditor Signature
		Date (MM/DD/YYYY)

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.